



High Park, Girvan

High Park is a charming detached stone cottage with a separate external lodge, set within a generous plot and enjoying an exceptional elevated position with stunning panoramic views across the Firth of Clyde. The property also benefits from views towards Turnberry Golf Course, Ailsa Craig and the Isle of Arran. This characterful three-bedroom home is presented to the market in walk-in condition and offers flexible accommodation arranged over two levels. In addition, the property provides excellent potential for further development, subject to the necessary planning consents. High Park represents a rare opportunity to acquire a traditional home in an exceptional coastal setting, combining generous outdoor space, spectacular views, a separate self-contained lodge and scope for future enhancement.



On entering the property, an entrance porch provides access to a spacious hallway, which in turn leads to the principal accommodation. To the front of the property is a generous open plan lounge and dining area. The lounge provides a particularly versatile living space, featuring a log-burning stove and stunning views across the surrounding countryside. There is ample room for a dining table and chairs, with further impressive views towards Turnberry, Ailsa Craig and the Isle of Arran.

To the rear of the property is a modern kitchen, with a large adjoining larder cupboard providing useful additional storage and space for white goods. A door from the kitchen leads into a bright sunroom, which enjoys views across the rear garden. An external door from the sunroom provides direct access to the garden. The kitchen is fitted with a range of floor and wall-mounted units, complemented by coordinating worktops and splashbacks. There is space for a freestanding cooker and fridge freezer.

The sleeping accommodation comprises three double bedrooms. Bedrooms One and Two are positioned to the front of the property and both benefit from attractive views across the surrounding countryside and beyond. Stairs from the living area lead to the third bedroom, together with a useful floored and lined attic space located opposite. The attic benefits from a series of skylights, creating a bright and naturally illuminated area with excellent potential for a variety of uses, subject to any necessary consents.

Completing the main accommodation is a well-appointed bathroom, fitted with a Jacuzzi bath, separate shower, WC and wash hand basin. An adjacent room, currently utilised as a utility room, houses the oil boiler and provides additional practical storage space.



Below: Living Room



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Bruach Property on Tel:01465 715 065
or
Email: girvan@bruachproperty.com
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Below: Living Room



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Below: Dining Area



Below: Entrance Hall and Porch



Below: Kitchen



Below: Sun Room and Laundry



Below: Bedroom (Ground Floor)



Below: Bedroom (Ground Floor)



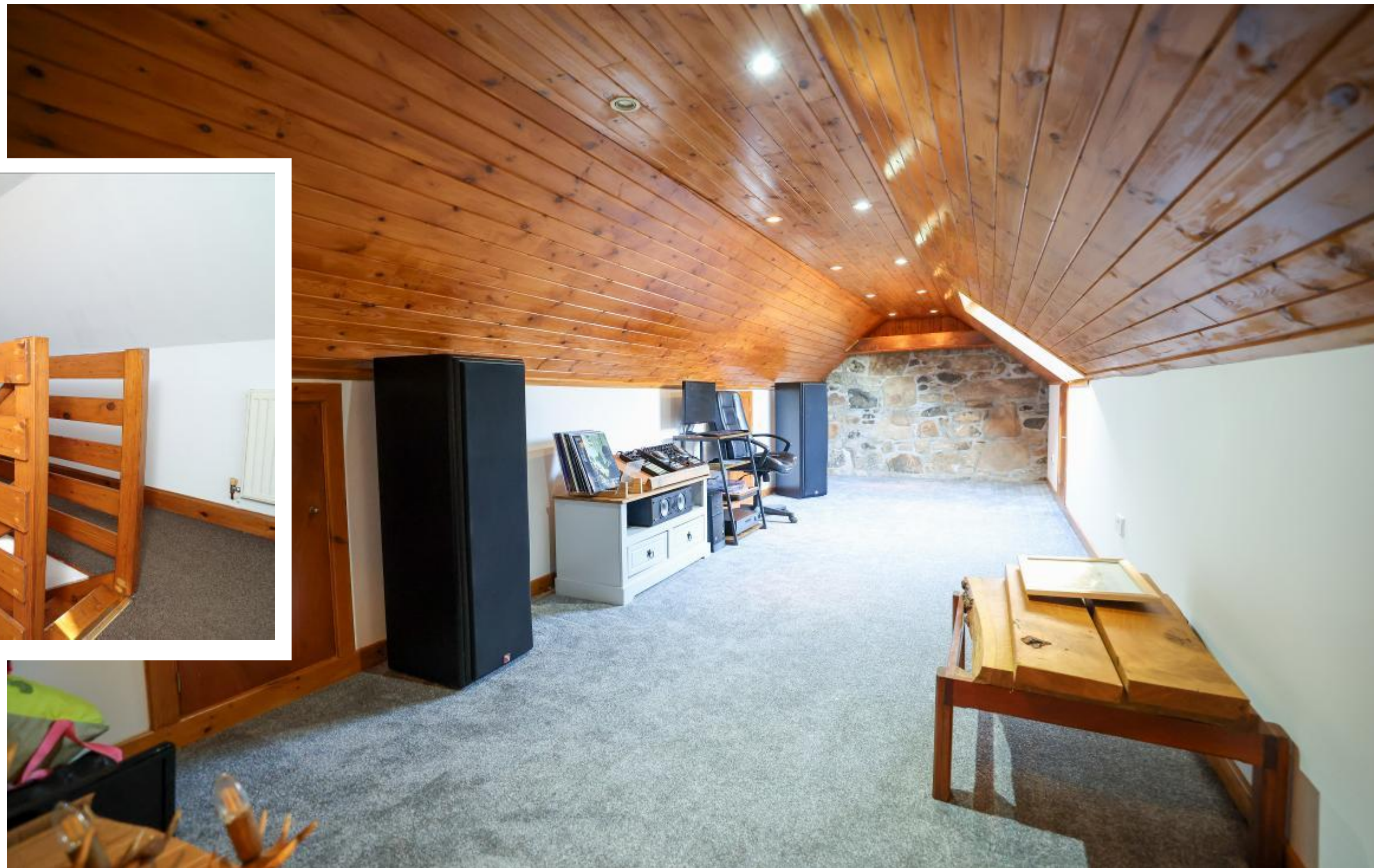
Below: Bathroom



Below: Below: Bedroom (First Floor)



Below: Landing Area and Attic Space



Below: Rear Garden



Below: Garden Grounds



To the front of the main property is an enclosed garden laid predominantly to decorative stone chips, which continues to the side and provides extensive off-street parking for several vehicles.

The rear gardens are mainly laid to lawn and are complemented by mature shrubs and established trees, creating a private and attractive outdoor setting. There are also two large timber storage buildings, providing useful space for gardening equipment, sports equipment and general storage.

High Park offers a unique combination of traditional character, flexible accommodation, a separate self-contained lodge, generous gardens and outstanding panoramic views. With excellent outdoor space, ample parking and potential for further development, subject to the necessary planning consents, this exceptional property provides an exciting opportunity to create a superb family home, holiday property or multi-generational living arrangement in a truly spectacular coastal setting.

Below: Lodge and Driveway



“A Fantastic Additional Income Opportunity- Self Contained Lodge with Private Garden and Hot Tub”

A real standout feature of this property is the separate, self-contained lodge, offering exceptional versatility and the exciting potential to generate additional income. Currently operated by the owner as a highly successful Airbnb, this attractive addition provides an excellent opportunity for buyers looking to combine lifestyle appeal with a potential income stream. Benefiting from its own off-street parking, private garden and hot tub, the lodge offers guests a private and inviting retreat, making it an appealing proposition for continued holiday letting.

Step inside to discover a bright, spacious and beautifully light-filled open-plan kitchen, dining and living area. Impressive floor-to-ceiling bi-fold doors flood the space with natural light while opening directly onto the outdoor area, creating a wonderful sense of space and a seamless connection between indoor and outdoor living. Ideal for relaxing or entertaining, this welcoming space provides the perfect setting for guests to unwind and enjoy their stay.

The modern kitchen is thoughtfully fitted with a range of wall and floor-mounted units, alongside a fan-assisted oven, hob and under-counter fridge, providing practical facilities for comfortable self-catering accommodation.

The generously proportioned double bedroom continues the light and airy feel, featuring further floor-to-ceiling bi-fold doors that enhance the sense of space and provide a pleasant outlook towards the outdoor surroundings.

Completing the accommodation is a contemporary shower room, fitted with a separate shower, WC and wash hand basin.

Offering far more than just additional accommodation, this superb lodge presents a wealth of possibilities, whether continuing its established Airbnb use, providing independent accommodation for family and friends, or creating a flexible space to suit a variety of needs. With its own private outdoor space, hot tub and dedicated parking, it is a particularly appealing feature that adds both versatility and significant lifestyle potential to the overall property.

Below: Lodge and Driveway



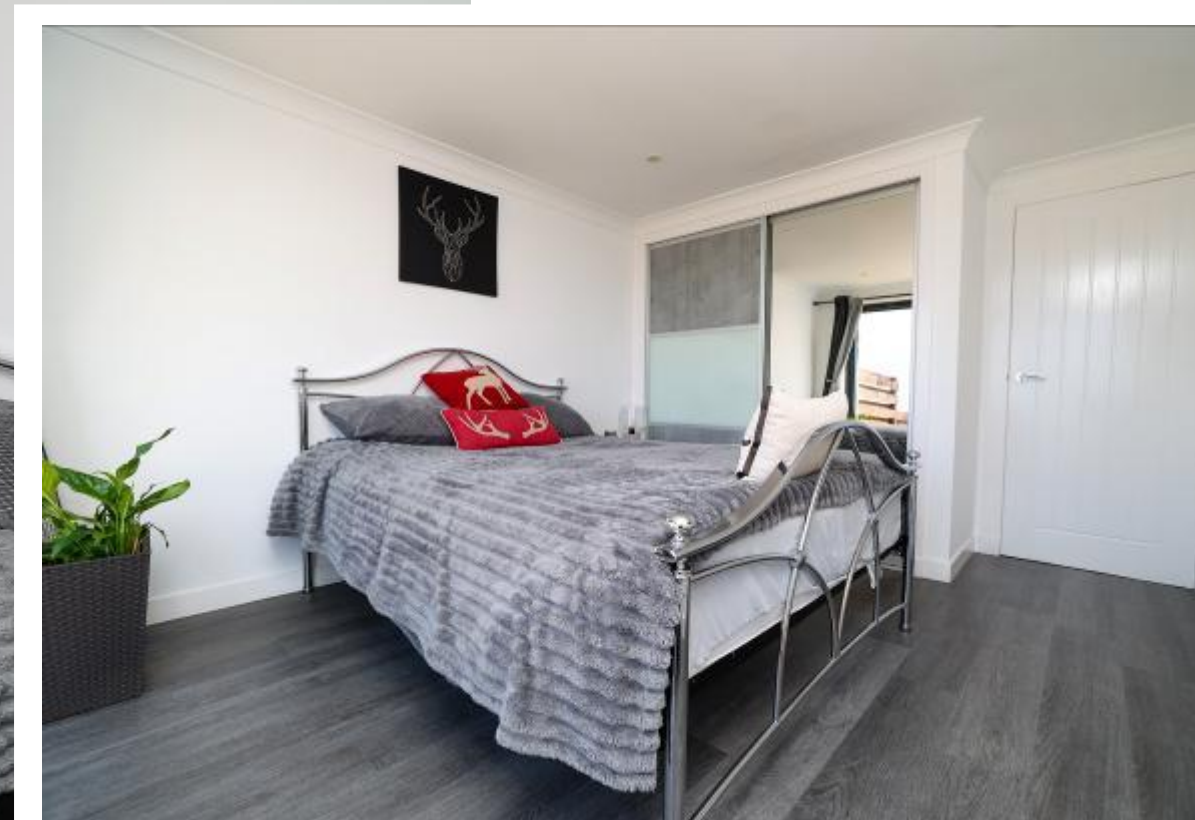
Below: Living Area (Lodge)



Below: Kitchen (Lodge)



Below: Bedroom (Lodge)



Below: Shower Room (Lodge)





Below: Garden Grounds

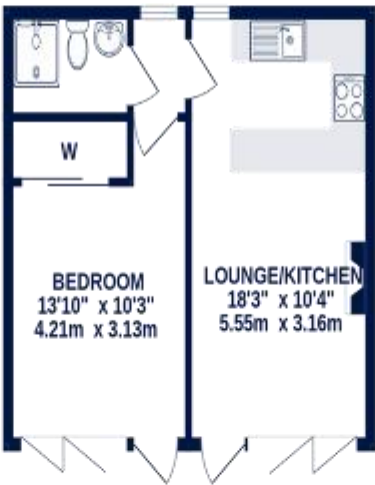
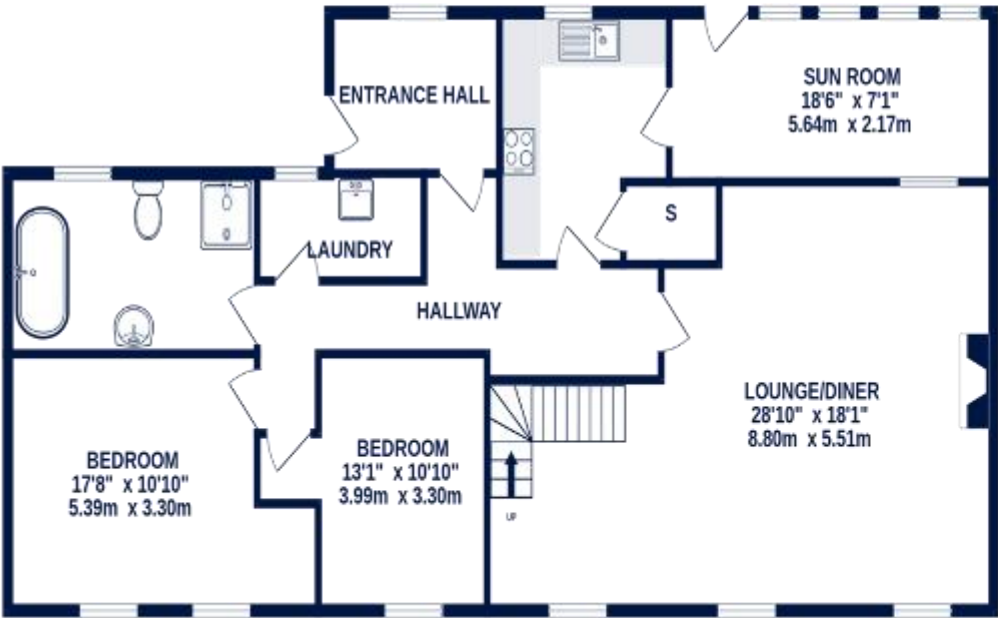


Below: Garden Grounds

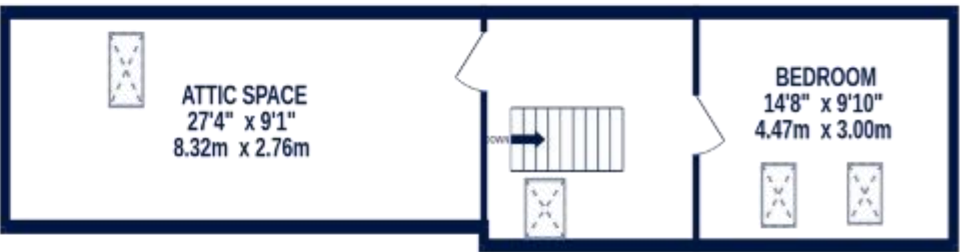




GROUND FLOOR



1ST FLOOR



NOTE:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Below: Ariel View and garden view

Turnberry enjoys an enviable coastal setting within South Ayrshire, renowned for its outstanding natural beauty and prestigious lifestyle appeal. The area offers a superb blend of leisure and recreation, with the world-famous Turnberry Golf Resort, beautiful beaches, scenic coastal walks and the magnificent Culzean Castle and Country Park all close at hand. A selection of excellent restaurants, cafés and traditional country pubs can be found nearby, while the town of Girvan provides a range of everyday amenities and services. With easy access to Ayr and the wider Ayrshire coastline, Turnberry offers an exceptional combination of tranquillity, convenience and coastal living.





GENERAL REMARKS

Services:

The property has mains water and electricity. Heating is by oil central heating. Sewerage is a septic tank. The property windows are double glazed.

EER Rating:

EER: E 48

Council Tax:

The property is band E and the amount of council tax payable for 2026/2027 is £3042,27
South Ayrshire Council Tel: 0300 123 0900.

Viewing:

Strictly by appointment with Bruach Property Ltd , 31 Dalrymple Street, Girvan, KA26 9EU
Tel: 01465 715 065 or Email girvan@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

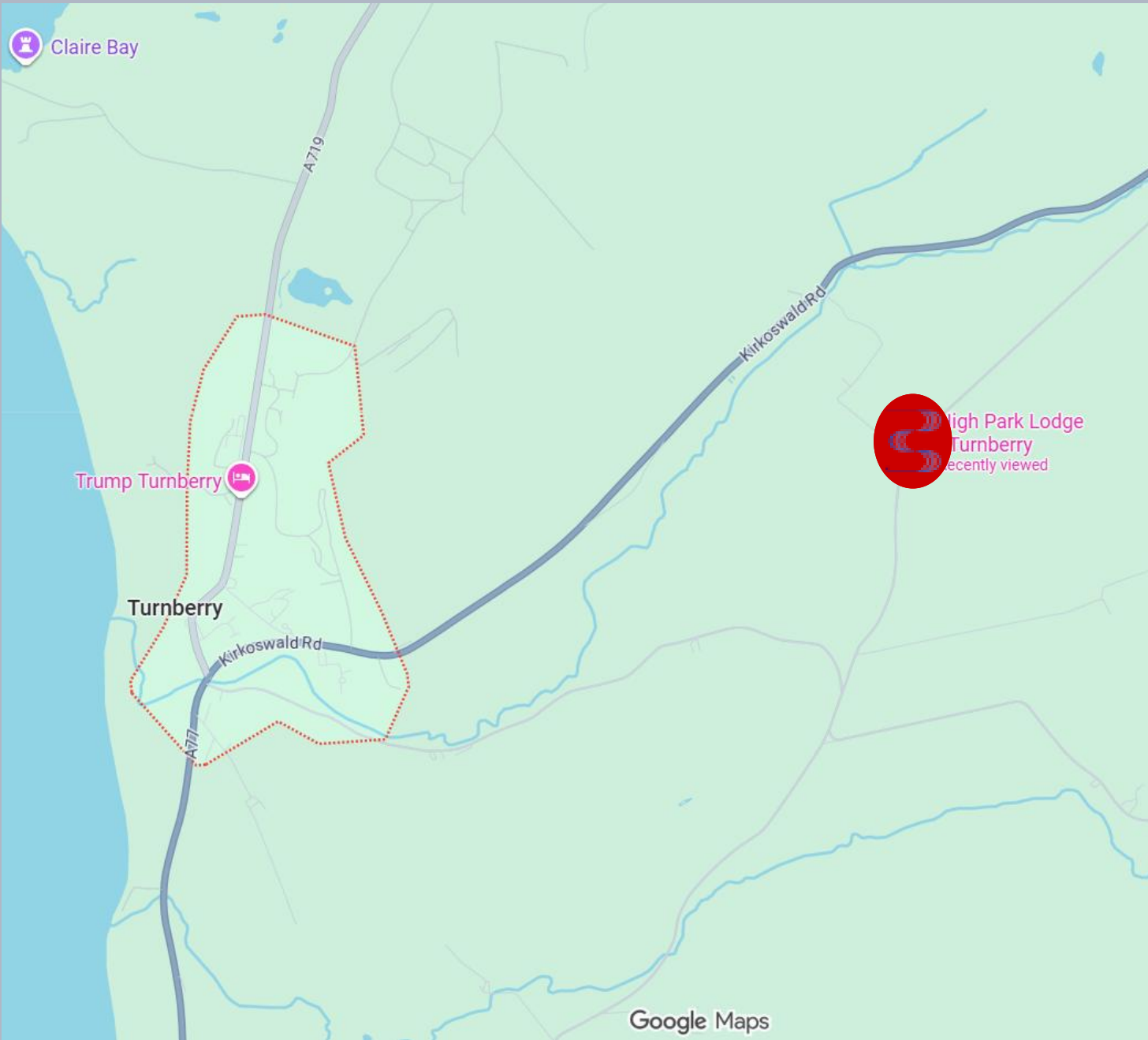
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

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